

REGULAR MEETING OF THE HOUSING AUTHORITY  
OF THE CITY OF MIDDLETOWN

September 12, 2016

The Monthly Meeting of the Housing Authority of the City of Middletown was held at the Middletown Housing Authority Board Room, 150 William St., Middletown, CT 06457 on Monday, September 12, 2016.

Chairman Noglow called the meeting to order at 5:04 p.m. and called the roll.

PRESENT: Evan Noglow, Chairman, Sebastian Santacroce Vice Chairman, Senovia Stone, Commissioner

ALSO PRESENT: William Vasiliou, Secretary; Tom Guzzi, Financial Manager, John Boccalatte, Esq.

ABSENT: Izzy Greenberg, Commissioner, Phil Cacciola, Commissioner (excused absence)

PUBLIC SESSION: None

FOLLOW-UP REPORT: None

APPROVAL OF MINUTES: : Due to abstentions, the minutes of the August 8, 2016 meeting were tabled to the October meeting.

APPROVAL OF BILLS: On motion by Vice Chairman Santacroce; seconded by Commissioner Stone, it was unanimously voted to approve the bills as submitted.

ACCOUNTS RECEIVABLE: Secretary Vasiliou reported on the 8/31/16 A/R report which shows decreases of \$3227.86 for Conn 9-2, \$1617.31 for Conn 9-3, \$2798.03 for Conn 9-4, \$1916.11 for State Family and \$17.45 for E 101. \$0 change for Conn 9-5 was also reported. This reflects mostly a/c charges that decrease.

LEGAL ACTION: Atty. Boccalatte stated the report dated 8/31/16 shows a relatively active month with court action, as well as non court issues, and collections for second month in a row is above average.

FINANCIAL: Mr. Guzzi presented Resolution 2016-12: to update the signatures and signer information at Liberty Bank.

On motion by Vice Chairman Santacroce, seconded by Commissioner Stone, It was unanimously voted to adopt Resolution 2016-12 and waive reading of the same.

SECTION 8: Secretary Vasiliou reported that as of 9/7/16, 852 Section 8 units are in place; \$718.82 is the average payment to the landlord. A briefing was held last month with a release of vouchers so more participation is expected.

PERSONNEL: None

MAINTENANCE: 231 work orders completed in August.

MODERNIZATION: TS: Contractor and Azek rep proposing to fix warping of soffits, awaiting written plan. Maplewood: Valve work is complete and initial vacant unit's demolition is completed in 3 bathrooms. MM: roofs/windows work is scheduled to begin week of 9/12/16. Triple pane windows approved for Marino Manor through Eversource incentives, and under consideration for Sunset Ridge. SHRP/MR: Contractor completing punch list in Rockwood Acres and Santangelo Circle. New units begun in final neighborhood, Sunset Ridge.

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OLD BUSINESS: None

NEW BUSINESS: None

OTHER BUSINESS: None

There being no further business to come before the Commission, on motion by Vice Chairman Santacroce, seconded by Commissioner Stone, it was unanimously voted to adjourn the monthly meeting at 5:25 p.m.

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William Vasiliou  
Secretary

